

Minutes
Otay Ranch POM Preserve Management Team Meeting
County Administration Center, Room 358
1600 Pacific Highway
San Diego, CA 92101

March 7, 2008
2:00-4:00pm

Approved by POM PMT on 05/28/08
Motion to approve by County of San Diego/CHANDRA WALLAR
Motion Seconded by City of Chula Vista/SCOTT TULLOCH
Motion carried.

ATTENDEES:

City of Chula Vista

Scott Tulloch, Assistant City Manager
Jack Griffin, Director of General Services
Marisa Lundstedt, Principal Planner
Josie McNeeley, Associate Planner
Merce LeClaire, Senior Management Analyst
Tessa Quicho, Administrative Analyst
Amy Partosan, Administrative Analyst

County of San Diego

Chandra Wallar, Deputy Chief Administrative Officer, Land Use & Env. Group
Mark Mead, County Counsel
Renée Bahl, Director, Department of Parks and Recreation (DPR)
Maeve Hanley, Group Program Manager, DPR
Cheryl Goddard, Land Use Environmental Planner, DPR
Larry Duke, District Park Project Manager, DPR
Tom Oberbauer, Chief, Department of Planning and Land Use (DPLU)
Dahvia Lynch, Group Program Manager, DPLU

Public

Susan Wynn, U.S. Fish and Wildlife Service
David Mayer, CA Department of Fish and Game
Tom Tomlinson, McMillin
Justin Craig, McMillin
Ken Baumgartner, McMillin
Rikki Schroeder, RMA
Kim Kilkenny, Otay Ranch Company

Rob Cameron, Otay Ranch Company
Lindsey Cavallaro, EDAW
Jim Carter, Environmental Land Solutions
Kit Wilson, Environmental Land Solutions

ATTACHMENT A – Meeting Sign-in Sheet

Agenda Item Numbers noted in parentheses

1. Call to Order

(I.) Meeting called to order at 2:12 p.m. by County of San Diego/CHANDRA WALLAR

2. Approval of Preserve Management Team (PMT) Meeting Minutes of January 9, 2008

(II.) City of Chula Vista/SCOTT TULLOCH motioned to approve the meeting minutes. Motion seconded by WALLAR. Motion carried.

3. Public Comment on items not related to Agenda

(III.) WALLAR opened and closed with no comment.

4. Status Report

(IV.A.1) County of San Diego/DAHVIA LYNCH reported on Board Policy I-109 Otay Ranch Implementation Document Amendment (*initiated by the County of San Diego*) - Adoption of Phase 2 RMP and Preserve Boundary Modifications. LYNCH stated that County is in the process of updating Phase 2 RMP and anticipates bringing this forward to the County Planning Commission in August and the Board of Supervisors for their consideration in September. The update is a clean up effort and will also bring consistency to the City and County Otay Ranch Preserve boundary.

(IV.A.2) City of Chula Vista/MARISA LUNDSTEDT provided an update on the 2008-2009 CORR application. The City is currently working with the Applicant on the project description. The Notice of Intent was released for a 10-day public review period, February 15th – 25th. One comment letter, from the County, was received. The Applicant is currently completing technical studies to support their environmental document. The project will be presented to the Otay Valley Regional Park (OVRP) Citizens' Advisory Committee (CAC) in the next few weeks. An OVRP Subcommittee reviewing the CORR application will make its recommendation to the OVRP Policy Committee in April.

WALLAR asked if it was more appropriate to analyze the 2008-2009 CORR application and the 10-year CORR permit as one project.

LUNDSTEDT stated that the 2008-2009 CORR application has a narrower scope of work. The 10-year CORR application permit proposes more uses

other than CORR races. The City intentionally asked the applicants to keep the 2008-2009 CORR temporary use application narrow so that they would not be piecemealing the project per CEQA.

WALLAR stated that the County looks forward to reviewing the full response to comments on the County's 2008-2009 CORR Notice of Intent comment letter.

(IV.A.3a) LYNCH reported on the Wolf Canyon Vacation/Substitution. LYNCH stated that the County and the City are currently processing IOD Vacation applications for IODs acknowledged by the POM. The IOD is to be vacated and substitution land in the same vicinity it to be offered for conveyance. The project is currently on hold as resolution is reached on IOD language.

(IV.A.3b) CITY OF CHULA VISTA/JOSIE MCNEELEY reported on the OVRP Trails Coordination occurring in eastern OVRP. MCNEELEY stated that JPB has submitted a trails package. OVRP staff is continuing to review the package for consistency with adopted documents. Preserve Owner Manager (POM) and Multiple Species Conservation Program (MSCP) staff have been asked to be involved in the review of the trails package. OVRP staff anticipates meeting with JPB to discuss comments at the end of March/early April.

(IV.B) County of San Diego/CHERYL GODDARD presented the Preserve status. GODDARD stated that not much has changed in Preserve status since PMT last met in January. POM Staff included a Preserve Status Map and Matrix in the handout packets. The matrix provides details on each property within the Preserve that has had POM action. Details on each of the property include, who conveyed the land, the recorded document number, when the document was recorded, a visual to the location of the property, the acreage, the purpose of the conveyance, and any additional relevant notes on the property. One change that has occurred since the last PMT meeting is that POM Staff is currently working with McMillin Companies to transfer in fee title, 229 acres, within the San Ysidro parcel. Additionally, POM Staff is continuing to work with Otay Project to accept, in fee title, lands totaling 524 acres within the Proctor Valley and San Ysidro parcels. The POM anticipates accepting approximately 800 acres by this summer.

GODDARD stated there are no changes on pending conveyances with outstanding issues. Outstanding issues include, Village 13 Preserve/Development footprint changes for IODs located north of Village 13; future infrastructure language for IODs located in Wolf Canyon and Salt Creek; and small acreage with Wildlife Agency restoration requirements for properties within Wolf Canyon.

GODDARD stated that proposed IOD/Open Space Easement vacations and replacements are still in process. LYNCH reported on the Wolf Canyon IOD

Vacation/Replacement earlier in the presentation and the Open Space Easement Vacation in eastern Village 13 is currently being processed with the Village 13 Resort application.

GODDARD stated that 44% of the Preserve has been conveyed, acquired, purchased for mitigation or has been committed to the preserve per an acquired IOD. Approximately 1,300 acres is currently being managed by the POM. POM Staff anticipates the POM to accept an additional 800 acres by this summer, totaling approximately 2,100 acres to be managed by the POM within the next few months. The status of the Preserve is in step with development as 42% of Otay Ranch has been developed or the development bubble purchased by a third party.

5. Non-Otay Ranch Project Mitigation Program

(V.) County of San Diego/MAEVE HANLEY stated that the proposed Non-Otay Ranch Project Mitigation Program Eligibility and Review criteria had been discussed at the last PMT and Policy Committee meetings. Public comments on the Program have been received from the Wildlife Agencies on February 29th and from McMillin Companies on March 6th. POM Staff recommendation is to Direct POM Staff to receive written comment on the Non-Otay Ranch Project Mitigation Land Program for 45-days – until April 21st to ensure that all comments on the Program have been received. POM Staff also recommends the PMT to direct POM Staff to review and analyze comments and bring forward a recommendation to the next PMT meeting.

TULLOCH stated that the City has had internal discussions on this Program and would like to share new ideas with the County. After the City and the County have an opportunity to discuss and coordinate, POM Staff can release the new ideas to the public.

TULLOCH requested that public comments be posted on a website. Making comment letter public may spark additional comments.

WALLAR agreed.

HANLEY stated that the County would post comments on the Non-Otay Ranch Project Mitigation Program on the County's POM website.

WALLAR asked for a motion on POM Staff's recommendation with the addition that POM Staff post all public comments received on the Program.

TULLOCH motioned to approve the two staff recommendations plus the City's recommendation. Motion seconded by WALLAR. Motion carried.

6. Long-Term Implementation Program

(VI.) HANLEY stated that the Long-Term Implementation Program public review period ended on February 20th. Comments were received from the Bureau of Land Management, San Diego County Archaeological Society, McMillin Companies, and the Otay Ranch Company. Comments from the Wildlife Agencies were received prior to the PMT meeting.

SUSAN WYNN asked if those who sent in comments will receive a response to comment request.

HANLEY stated that POM Staff will be updating the document per comments received and that the updated document will be provided in strikeout/underline format. Additionally, those who submitted comments may request a meeting with POM Staff to discuss their comments.

RIKKI SCHROEDER asked what the timeline is for the Long-Term Implementation Program.

HANLEY stated approximately two months. The County and the City will coordinate to respond to comments.

7. Finance/CFD 97-2 Overview

(VII.) City of Chula Vista/TESSA QUICHO stated that the City provided a CFD 97-2 Overview to POM Staff on March 4th. Questions from the Policy Committee regarding maximum tax rates have been addressed. There is a different maximum tax rate formula for each annexation based on it's Rate and Method of Apportionment (RMA) In Fiscal Year 07/08, the actual special tax levy was \$382,623. The maximum special tax was \$503,040.

For Improvement Areas A, B, and C, the following Actual and Maximum special taxes applied for FY 07/08:

Improvement Area A:

<u>Category</u>	<u>Actual</u>	<u>Maximum</u>
Residential (I)	\$0.01238/sf	\$.0162/sf
Non-residential (I)	\$202.01/acre	\$264.34/acre
Final Map (II)	\$0.00/acre	\$264.34/acre
Vacant (III)	\$0.00/acre	\$170.60/acre

Improvement Area B:

<u>Category</u>	<u>Actual</u>	<u>Maximum</u>
Residential (I)	\$0.005/sf	\$.0063/sf
Non-residential (I)	\$78.07/acre	\$102.16/acre
Final Map (II)	\$0.00/acre	\$102.16/acre
Vacant (III)	\$0.00/acre	\$65.93/acre

Improvement Area C:

Category	Actual	Maximum
Residential (I)	\$0.0168/sf	\$0.0168/sf
Non-residential (I)	\$270.71/acre	\$270.71/acre
Final Map (II)	\$270.71/acre	\$270.71/acre
Vacant (III)	\$133.76/acre	\$174.71/acre

QUICHO reported that current year beginning reserves is at \$284,045. This is a healthy reserve as it is at 95% of the projected budget. CFD 97-2 Reserves is modeled after the City's Open Space District's policy of collecting a reserve minimum of 50% or maximum of 100% of projected budget. There are currently 9,536 taxable parcels for FY 07/08. A rough calculation of per acre management cost for POM managed lands is shown as an outcome of the current total budget divided by current acres conveyed. For FY 07/08, it is \$231.94/acre. It should be noted that \$231.94/acre does not have an effect on what will be levied for next year.

LUNDSTEDT stated that the \$231.94/acre management cost for POM managed land is inaccurate as last year's budget projected that more lands would have been accepted by the POM for FY 07/08. The actual per acre management cost should be less than \$231.94/acre. The budget is built to have surveys complete including transect set-ups and GPS locations.

WALLAR asked if this meant one-time costs have been included in the budget.

LUNDSTEDT stated yes.

SCHROEDER asked what is actually being completed in the Preserve for \$300,000.

County of San Diego/RENÉE BAHLL referred to County District Park Manager, Larry Duke, to respond to what actions are currently being completed in the Preserve.

SCHROEDER asked if Larry Duke could discuss the budget breakdown.

City of Chula Vista/JACK GRIFFIN provided a budget breakdown.

HANLEY stated that his budget breakdown was approved by the Policy Committee for FY 07/08 and includes staff time.

WYNN asked if money in the budget could be used on lands "in limbo".

LUNDSTEDT stated that POM Staff refer to lands "in limbo" as those pending conveyances. Management by the POM starts when the POM accepts the

land. Until the POM accepts the land, it is the owner's responsibility to manage the land per the RMP.

KIM KILKENNY stated that it is not fair to figure the per acre management cost by dividing the total budget by POM accepted land. The POM is responsible for both managing accepted land but also monitoring the entire Preserve, all 11,375 acres.

WALLAR asked that POM Staff look into the RMP to see if POM is responsible for managing and monitoring the entire Preserve land, not just those accepted by the POM.

LUNDSTEDT stated KILKENNY is correct.

WYNN asked if CFD 97-2 funds could be used to manage and monitor the entire Preserve.

WALLAR directed POM Staff to complete research on which lands the POM is responsible for managing and monitoring.

KILKENNY suggested that POM Staff hold a working group meeting with the public and the Wildlife Agencies to discuss POM responsibilities.

WALLAR agreed and directed POM Staff to hold a working group meeting with the public and the Wildlife Agencies prior to the next PMT meeting.

LUNDSTEDT clarified that CFD 97-2 funds can only be spent on lands under public ownership.

WYNN asked if funds could be used on lands not currently accepted by the POM.

LUNDSTEDT stated no.

WALLAR stated that she has directed POM staff to complete research on that question.

WYNN stated the next PMT meeting is in the end of May, after Spring season. Are there any Spring surveys being completed this year? At what standard – RMP or MSCP?

HANLEY stated that surveys will be completed for land currently being managed by the POM. This includes surveys on focus species. HANLEY offered to forward the Scope of Work for the surveys to the Wildlife Agencies.

WYNN stated that she would like a copy of the Scope of Work. This is important as the Transnet funding has been released. It would be beneficial to meet to discuss what management and monitoring activities are currently being conducted in the Preserve. POM Staff should meet with the Wildlife Agencies before the next PMT meeting.

WALLAR stated that POM Staff can meet with the Wildlife Agencies but it will not change this year's Scope of Work. The meeting would be informational only.

SCHROEDER asked when the Working Group meeting will be scheduled. SCHROEDER also asked why the Preserve Status Map and Matrix showed 3,250 acres as being dedicated to the Preserve.

GODDARD stated that the Preserve Status Map and Matrix show areas dedicated to the Preserve as those that have been conveyed to the POM, purchased by third parties, or purchased as mitigation land for non-Otay Ranch projects.

SCHROEDER asked when the Working Group meeting will be scheduled.

BAHL asked if the Working Group is to discuss the Preserve budget.

SCHROEDER stated it should focus on budget breakdown.

WALLAR stated that POM Staff will set up the Working Group meeting.

DAVID MAYER asked if the budget includes enforcement and patrol as a part of the management and monitoring breakdown.

County of San Diego/LARRY DUKE stated yes. A Site Supervisor is located at Otay Lakes County Park. County Rangers cannot issue tickets but we have a close relationship with the Sheriff's Department.

WYNN stated that most of the Off-Highway Vehicle problems in the Preserve is in the Proctor Valley area.

HANLEY stated that CFD 97-2 funds cannot be used on lands not owned by a public agency.

8. Proposed Policy Committee Agenda for April 30, 2008

(VIII.) HANLEY stated that the proposed Policy Committee Agenda for April 30th is included in the handout packet. The agenda mirrors today's PMT agenda.

TULLOCH motioned to approve the Policy Committee Agenda for April 30th. Motion seconded by WALLAR. Motion carried.

9. Proposed 2008 POM Meeting Schedule

(IX.) HANLEY stated that the next POM Meetings are scheduled as follows:

PMT Meetings

- **May 28th:** 10-noon, Chula Vista, Public Works Lunch Room
- **Sept. 12th:** 2-4pm, County Administration Center, Tower 7
- **Dec. 10th:** 2-4pm, Chula Vista, Public Works Lunch Room

Policy Committee Meetings:

- **April 30th:** 2-5pm, County Administration Center, Tower 7
- **July 17th:** 2-5pm, Chula Vista, Public Works Lunch Room
- **October 30th:** 2-5pm, County Administration Center, Tower 7

10. Adjournment

(X.) WALLAR asked if there were any additional questions/comments. No additional questions/comments were made. TULLOCH motioned to adjourn. Motion seconded by WALLAR. Motion carried and meeting was adjourned at 2:50pm.

ATTACHMENT A

MEETING SIGN-IN SHEET

Project: Otay Ranch Preserve Owner/Manager (POM)
Preserve Management Team Meeting

Meeting Date/Time: March 7, 2008, 2:00 - 4:00 pm

Place/Room: County Administration Center, Room 358
1600 Pacific Highway, San Diego, CA 92101

Name	Organization	Phone	E-Mail
MAEVE HANLEY	COSD/OPR	(8)966-1371	maeve.hanley@sdcounty.ca.gov
CHERYL GODDARD	"	(8)966-1374	cheryl.goddard@sdcounty.ca.gov
LARRY DUKE	"	(8)966-1363	larry.duke@sdcounty.ca.gov
Jack Griffin	Chula Vista	1 619 397-6000	jgri@ci.chula-vista.us
Rikki Schuonke	AMA	(760) 741-7462	rikkimac315u@sbglobal.net
Merce Leclair	Chula Vista	619-397-6070	mdelosano@ci.chula-vista.us
Amy Partusan	Chula Vista		apartusan@ci.chula-vista.us
Susan Wynn	FWS	760 431-9440	Susan.Wynn@fws.gov
DAVID MAYER	CDFG	858-467-4234	dmayer@dfg.ca.gov
Lindsay Cavallaro	EDAW	609-233-1454	Lindsey.Cavallaro@edaw.com
Kim Tukemuy	ORE	619 234 4050	Kim@otayranch.ca
Ken Drummey	McMillin	619-794-1210	Ken@mcmillin.com
Tom O'Neil	CalSOS MFP	858 694-3701	Thomas.O'Neil@calso.gov
Tam Tam Liuan	McMillin	619 794-1304	TomLiuan@mcmillin.com
KIT WILSON	ENVIRONMENTAL LAND SOLUTIONS	760 703 3343	MITIGATION LAND @GMAIL.COM
Jim CARTER	ENV. LAND SOLUTIONS	760.942.2397	Jim CARTER @ ROAD RUNNER .com
Marisa Lindstedt	Chula Vista		
Josie McNeelley	"		
Gret Tilloch	"		
Tessa Quicho	Chula Vista		
Chandra Vallar	COSD		
Renée Bahl	"		
Dahma Lynch	"		
Mark Mead	"		
Justin Craig	McMillin		
Rob Cameron	ORE		